



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 18-0093SP, **Version:** 1

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Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office Building, Located Approximately 400 Feet North of Collin McKinney Parkway and on the East Side of Custer Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 14, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, Planning Manager, AICP
Jennifer Arnold, AICP, Interim Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan with the following condition:

1. The applicant receive approval to waive the required screening device and utilize the existing residential fence (consisting of masonry screening device) along the east property line adjacent to the single family residential uses.

APPLICATION SUBMITTAL DATE: June 28, 2018 (Original Application)
July 19, 2018 (Revised Submittal)
July 27, 2018 (Revised Submittal)
August 01, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct an medical office on approximately 0.79 acres, located approximately 400 feet north of Collin McKinney Parkway and on the east side of Custer Road

Site plans can typically be approved by Staff; however, the applicant is requesting approval to utilize an existing wall between the proposed medical office and the adjacent residential uses located east of the subject property. The variance request is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 6, Block A, Tour Drive South Addition. Prior to development on the subject property, a minor plat must be approved, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2006-02-018 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Custom Dental of McKinney
East	"PD" - Planned Development District Ordinance No. 2006-02-018 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2013-08-074 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Fairways At Craig Ranch Phase 2B Subdivision and Artistry at Craig Ranch Senior Living
West	City of Frisco	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Custer Road, 130' Right-of-Way, Arterial

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, screening devices shall be placed along any property line or district boundary between single family residential uses and non-residential uses. Since the medical office is adjacent to single family residential uses, the applicant is required to screen the proposed development with either an approved screening device or an alternate screening device with approval of the Planning and Zoning Commission. Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The applicant is proposing to utilize the 8-foot tall masonry wall that currently exists along the shared property line between the single family residence (Fairways at Craig Ranch) and the subject property. The Zoning Ordinance states that a variance can be granted during site plan approval if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

While the responsibility of the wall is that of the neighborhood HOA and not the subject property owner, the easements along this property line and potential maintenance issues of two walls abutting each other make this a more practical option than installing a second wall. It is Staff's professional opinion that the existing wall will serve as adequate screening between the non-residential and the adjacent single family residential uses. As such, Staff recommends approval the applicant's request.

The applicant has satisfied all other minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Custer Road

Hike and Bike Trails: Not Applicable

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or in opposition to this request.